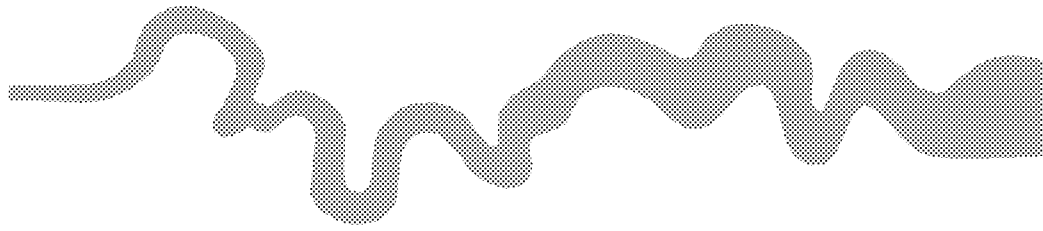


T V A S



SOUTH

**Land to the west of Roundstone Lane,
Angmering, West Sussex**

Archaeological Desk-based Assessment

by Sean Wallis

**Site Code: RLA21/14
(TQ 0730 0345)**

**Land to the west of Roundstone Lane,
Angmering, West Sussex**

**Archaeological Desk-based Assessment
for Sigma Homes Ltd**

by Sean Wallis

Thames Valley Archaeological Services Ltd

Site Code RLA 21/14

February 2021

Summary

Site name: Land to the west of Roundstone Lane, Angmering, West Sussex

Grid reference: TQ 0730 0345

Site activity: Archaeological desk-based assessment

Project coordinator: Sean Wallis

Site supervisor: Sean Wallis

Site code: RLA 21/14

Area of site: c. 1.36ha

Summary of results: The site lies in an area where numerous archaeological features have been recorded in recent years, largely as the result of excavations in advance of new residential developments. Cartographic evidence suggests that the area was probably arable farmland until a nursery was established on the site after the Second World War. Although any archaeological deposits which may be present may have been destroyed or disturbed by the nursery buildings which were built in the second half of the 20th century, it is likely that any truncation would have been limited to the footings of buildings and any associated service runs with other areas surviving more-or-less intact. It may be necessary to provide further information about the archaeological potential of the site from field observations in order to draw up a scheme to mitigate the impact of the development. This could be secured by an appropriately worded condition attached to any consent granted.

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Report edited/checked by:	Steve Ford✓ 17.02.21 Steve Preston✓ 17.02.21
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Land to the west of Roundstone Lane, Angmering, West Sussex Archaeological Desk-based Assessment

by Sean Wallis

Report 21/14

Introduction

This report is an assessment of the archaeological potential of a parcel of land located to the west of Roundstone Lane, Angmering, West Sussex (TQ 0730 0345) (Fig. 1). The project was commissioned by Mr Adam Light of Sigma Homes Ltd, 44-46 Springfield Road, Horsham, West Sussex, RH12 2PD, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Arun District Council to develop the site for residential purposes. A preliminary outline plan of the proposed development is shown in Figure 12. This assessment will accompany the planning application in order to inform the planning process with regard to potential archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2019) and the Council's policies on archaeology and the historic environment.

Site description, location and geology

Angmering lies between Littlehampton and Worthing on the Sussex coastal plain (Fig. 1). The site is located to the south of the historic core of Angmering, which originally developed along the High Street. A large number of housing estates have been built in Angmering in the last thirty years or so and, as a result, the area between the site and the old part of the village is now almost entirely built up. A site visit was carried out on 28th January 2021. The site is located immediately to the west of Roundstone Lane, and comprises an irregular shaped plot of land which was occupied by a nursery until relatively recently (Pls 1–6). It is bounded to the north by a commercial site, and to the west and south by former commercial sites which are currently being re-developed for housing. The area immediately to the south of the access road is largely covered in grass and a small orchard of fruit trees. In the eastern part of the site, the area immediately to the north of the access road is currently overgrown with a large number of mature trees present. The western end of the site is covered by a hardstanding, and there are various large piles of material, some of which appear to be waste from the nursery. There are three buildings in the western part of the site, including one large greenhouse. The remaining brick walls of former

greenhouses stand in the central part of the site. There is a hardstanding close to the northern boundary which has several portable buildings and cabins on it. The site is relatively flat and lies at a height of approximately 11m above Ordnance Datum. According to the British Geological Survey the underlying geology consists of Aeolian Deposits (Brickearth) (BGS 1996).

Planning background and development proposals

Planning permission is to be sought from Arun District Council for residential development of the site, following the demolition of the existing structures on the site. A plan of the proposed development is shown in Figure 12.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2019 (NPPF 2019) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2019, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 189 and 190 state that

‘189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2019, 67) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2019, 66)

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2019, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 192 to 197:

‘192. In determining planning applications, local planning authorities should take account of:

‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

‘c) the desirability of new development making a positive contribution to local character and distinctiveness.

‘193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

Footnote 63 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

‘a) the nature of the heritage asset prevents all reasonable uses of the site; and

‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 199 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

‘200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’

‘201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2019, 71) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The Arun Local Plan 2011-2031 (adopted 2018) contains the following relevant policies:

‘Policy HER SP1 The historic environment

‘The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

‘Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

‘Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

‘Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

‘The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour

proposals which improve public access where these are not prejudicial to existing character or appearance.

‘The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

‘Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.’

‘Policy HER DM6 Sites of Archaeological Interest

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances:

‘a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;

‘or

‘b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment. c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development. d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible. e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record. f. Developments shall also be consistent with all other Local Plan Policies.

‘* Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above).’

Further policies relating to Listed Buildings and Conservation Areas are not applicable to the present site, due to its location on the outskirts of Angmering, well away from the historic core of the village.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies within the Sussex coastal plain, which is generally rich in archaeological remains of most periods. The internationally important Palaeolithic site at Boxgrove is situated about 10km away, to the west, although no finds of this date have been recorded in the area around the present site.

Recent large-scale excavations on the coastal plain, to the west of the proposed site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Taylor *et al.* 2014; Wallis and Ford 2014; Bray *et al.* 2019). Slightly closer to the site, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Wallis 2019) and West Durrington (Wallis and Ford 2019). Work at the latter largely took place around Northbrook College, about 3.5km to the east of the present site, where a Roman villa was discovered during building work in the late 1970s. Another villa site has been recorded to the west of Angmering village (Gilkes 1999). A recent small excavation at West End Nursery to the west of the site identified evidence of Middle and Late Bronze Age date as well as Roman. One pit contained sherds from at least five different Deverel-Rimbury tradition pots (Wallis 2017).

The surrounding area is low-lying and relatively flat and, as a result, one of the most prominent features is Highdown Hill, about 2km to the east of the present site, where a Bronze Age enclosure and Iron Age hillfort have been identified (Hamilton 2003).

The site lies to the south of the historic core of the village of Angmering in an area of horticulture as defined by West Sussex County Council Historic Landscape Characterisation (2012). This reflects the fact that this part of the coastal plain used to be a favoured location for market gardens, and numerous nurseries and greenhouses once stood in the area. In the last thirty years or so many of the nursery sites have been replaced by housing developments.

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 26th January 2021 for a radius of 1km around the proposal site. This revealed 39 monuments, 32 listed buildings and 16 events within the search radius. The HER entries were then collated to exclude desk-based reports and to take into account duplicates or sites which have more than one entry, and sites which are quite close together. Due to the scale of the development and the local topography, it is clear that none of the Listed Buildings within the study area will be adversely affected, and these have therefore been excluded. The resulting 36 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic

There are no HER relating to this period.

Mesolithic, Neolithic

Some prehistoric flintwork may date from either the Mesolithic or Early Neolithic period. In this instance this applies to pieces found during an archaeological evaluation at the Dartington Mushroom Laboratory [1], at Haskins Garden Centre [2] and to the east of Roundstone Lane [3] as well as at New Road, Rustington [4], Station Road, East Preston [5], Mayflower Way, Angmering [6], and Landsdowne Nursery, Angmering [7].

More specifically datable, features recorded during a watching brief in Mayflower Way could potentially date from the Neolithic period [6]. A collection of worked flints of probable Neolithic date has been found over a period of thirty years at Freshacres Nursery [8], whilst another HER entry relates to a flint adze which was discovered in Angmering [9]. A shallow feature found at Angmering School could date from either the Neolithic or Bronze Age [10], and similarly dated features were recorded during an evaluation at Pound Nursery [11].

Bronze Age

Evidence of Bronze Age activity has been found during a number of archaeological investigations in the area around the proposed site, including several sites close to Roundstone Lane. A burnt mound and enclosure recorded to the east of Roundstone Lane are believed to date from either the Late Bronze Age or Early Iron Age periods [3], and further Bronze Age features were recorded nearby at Pound Nursery [11]. Bronze Age pits were also recorded further south, at West End Nursery [12]. A great deal of archaeological work has been carried out to the west of Roundstone Lane, mostly in advance of new housing projects, and numerous Bronze Age features have been recorded [13, 14 and 15]. Evidence of Bronze Age settlement has also been identified to the north of the present site during an evaluation carried out between Water Lane and Angmering High Street [16].

The shallow feature noted above at Angmering School could date from either the Bronze Age [10]. Two of the HER entries relate to stray finds of Bronze Age artefacts from Angmering Nursery [17] and East Preston

[18]. It is possible that some of the worked flints found at New Road, Rustington [4], Station Road, East Preston [5], and Landsdowne Nursery, Angmering [7], could be Bronze Age in date.

Iron Age

Perhaps unsurprisingly, some of the areas where Bronze Age activity has been recorded continue to be occupied into the Iron Age. Numerous features of this date have been recorded to the east [3, 11 and 12] and west [15] of Roundstone Lane, indicating that the area was subject to intensive occupation during the Iron Age. Features relating to Iron Age settlement were also recorded during the evaluations between Water Lane and Angmering High Street, with the focus of activity seeming to be towards the southern end of that site [16].

Roman

Many of the same archaeological projects have revealed numerous features dating from the Roman period, indicating that the intensive Late Iron Age settlement continued into the Early Roman period. Features of this date have been recorded to the east [3, 11 and 12] and west [13, 15 and 19] of Roundstone Lane, as well as between Water Lane and Angmering High Street [16].

Roman artefacts have also been found within the study area at the Dartington Mushroom Laboratory site [1], Haskins Garden Centre [2], Station Road, East Preston [5], Angmering School [10], Mill Road, Angmering [20] and North Lane, East Preston [21]. One of the HER entries relates to reports of a Roman road at the southern end of Cow Lane, where a number of Roman coins have been found [22].

Saxon

Given the amount of evidence which has been found within the study area for occupation in the later prehistoric and Roman periods, the number of HER entries relating to the Saxon period is surprisingly low. It is entirely possible that main focus of settlement in the Saxon period was in the areas which later developed into the medieval and post-medieval villages of Angmering and East Preston, and that any archaeological deposits have been destroyed or obscured by later buildings. However, a Saxon pit was recorded to the east of Roundstone Lane [3], and evidence of Saxon activity was also recorded to the west of the lane [15]. One of the HER entries relates to an early 7th-century mount which was found in East Preston [23].

Medieval

As with the Saxon period, it is likely that the focus of medieval settlement in the area was where the villages of Angmering and East Preston developed. Angmering parish church has medieval origins, but is located just outside the 1km study area radius. Some medieval features were recorded during archaeological work to the west of Roundstone Lane [15], and evidence of a medieval field system was noted during the evaluation between Water Lane and Angmering High Street [16].

Post-medieval

One of the HER entries relates to a former windmill in Angmering, which was probably built in the 18th century [24]. A recent research project has recorded a large number of historic farmsteads and outfarms in Sussex, depicted on late 19th century maps. Three of these farmsteads were within the historic core of Angmering village, and have suffered varying amounts of loss in the 20th century [25, 26 and 27]. A historic farmstead to the north of Preston Place has been completely demolished [28]. A similar fate has befallen some of the outfarms recorded within the study area [29, 30, 31 and 32]. The historic 19th-century maps also show a parkscape at East Preston, which has now been largely built on [33]. Inevitably, post-medieval finds or features have been recorded during a number of archaeological projects within the study area [3, 15, 19 and 34].

Modern

A modern well was recorded during a watching brief in East Preston [5], and finds of a similar date were recovered at Angmering School [10]. One of the HER entries relates to Angmering War Memorial which stands within the historic core of the village [35].

Negative

Two HER entries relate to the monitoring of geotechnical test pits close to Roundstone Lane [13] and the A259 [36], where no archaeological finds or features were revealed.

Scheduled Ancient Monuments

There are no scheduled ancient monuments within the search area.

Cartographic and documentary sources

The site was historically located in the southern part of Angmering parish, which is a long, narrow parish, stretching from the South Downs to the coastal plain. As a result of its shape, the parish was bounded by a large number of parishes, including Burpham, East Preston, Ferring, Kingston, Patching, Poling and Rustington. Prior to the reformation it had actually comprised three separate parishes, namely West Angmering (St Margaret's), East Angmering (St Nicholas) and Bargeham. These were subsequently amalgamated into one parish in the 16th century, and St Nicholas's church which had once stood about 150m east of St Margaret's church, was demolished.

Angmering is first mentioned in the late 9th century, as *Angemaeringum*, and the name is thought to be derived from the Old English (Anglo-Saxon) personal name *Angenmaer* and the common suffix *-ingas*, so the name is therefore believed to mean '(settlement of) the family or followers of a man called Angenmaer' (Mills

1993). At the time of Domesday Book (1086), *Angemare* or *Langemare* appears to have consisted of two estates or manors, which belonged to Earl Roger. Both had been slightly larger before the Norman Conquest, but 1 hide from each of them had been transferred to William de Braose. The remaining estates were assessed at 10 hides in total (including the de Braose lands). There was land for 4 ploughs, 3 acres of meadow (William de Braose holdings also included 'a small pasture', unusually vague for Domesday Book), woodland for 3 pigs, and the population consisted of 18 villagers (heads of households), possibly with two more on the de Braose lands. The estates were worth a total of 100s (Williams and Martin 1992, 59; 69). This seems a rather low value for land assessed at ten hides (at West Preston, for example, 13 hides were worth £25).

It appears that the two estates mentioned in Domesday Book may have been subdivided into five shortly afterwards. Angmering generally prospered during the medieval period, with its economy being primarily based upon arable and sheep farming. The coming of the railway in the mid-19th century, coupled with the growth of the sea-side towns along the south coast, made Angmering an ideal location for market gardening, and there were numerous nurseries in the surrounding area. The need for new housing has resulted in many nursery sites being demolished in the last thirty years or so, to be replaced by housing developments. This trend has resulted in a huge growth in the population of Angmering and the nearby settlements of Rustington, East Preston and Kingston as well as contributing to the wealth of new archaeological information highlighted above.

A range of Ordnance Survey and other historical maps of the area were consulted in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Christopher Saxton's, large scale map drawn in 1575 (Fig. 3). It shows no detail for the area but Angmering is marked as a village with a church, and many of the nearby settlements are depicted in a similar way. Speed's map of 1610 (not illustrated) shows no further detail.

Budgen's 1723 map of Sussex shows a bit more detail, including the developing road network in the area (Fig. 4). The parish church is depicted along with Angmering High Street and Ecclesden Manor. The two roads running south from the High Street represent the modern Station Road and Cow Lane, which were formerly known as Hamm Lane and East Lane, respectively. The top end of Roundstone Lane (formerly known as West Lane), is also depicted running south from the High Street. Although nothing is shown in the area of the present site, its approximate position can be ascertained.

Yeakell and Gardner's map of Sussex from 1778-1783 shows the area in far more detail (Fig. 5), including individual houses, fields, roads and footpaths. The proposed site lies within a large field to the west of Roundstone Lane, which was known as 'South Common'. No features are depicted on the site.

Due to Covid 19 restrictions it was not possible to visit the West Sussex Records Office to view the 1836 tithe map of Angmering parish. However, a great deal of historical research has been carried out in respect of the tithe map in particular, and a simplified version is available online (Fig. 6). The approximate position of the site can be made out to the west of Roundstone Lane, where it occupies the central part of a large field (plot 536). This plot is called 'South Common Allotment' on the tithe apportionment and was used for arable farming. It was owned Sir George Brooke-Pechell who lived at Castle Goring, and was the MP for Brighton from 1835 to 1860. Although nothing is shown on the site itself, it is clear that the western boundary had been established at some time between 1778 and 1836.

The First Edition Ordnance Survey from 1878 (Fig. 7) shows the area more accurately than any of the earlier maps. The proposed site is once again shown to be within a larger field (plot 397). No changes are evident on the Second Edition Ordnance Survey from 1898 (Fig. 8), apart from the fact that the field number has changed to '450'.

The 1911 and 1932 revisions of the Ordnance Survey (not illustrated) show no changes from the 1898 map as far as the present site is concerned. The only change to the site apparent on the Ordnance Survey from 1943 (Fig. 9) is the erection of a new electric powerline with associated pillars or posts. One of these posts is located close to the south-west corner of the proposed site, and the powerline appears to have determined where the southern boundary of the site was later established. The map also shows a number of large greenhouses at Angmering Nursery (to the south-west) and West End Nursery (to the east).

The next available Ordnance Survey map at this scale, from 1970 (Fig. 10), shows that the area was substantially developed after the Second World War, with numerous new buildings, including a large number of greenhouses. Five greenhouses are shown on the proposed site itself, along with a number of smaller structures close to the northern boundary including a tank and two chimneys. The site is labelled 'Glendevon Nurseries'. The map also depicts a rectangular enclosure in the south-east corner of the site, immediately north of where the present access road comes in from Roundstone Lane. A new house, later to be known as 'The Firs' was built immediately north-east of the proposed site between 1943 and 1970.

No major changes are depicted on the 1985 edition of the Ordnance Survey (not illustrated), although the site name is now shown as 'Shrublands Nursery'. The Ordnance Survey from 1994 (Fig. 11) is the first to show

the access road into the site from Roundstone Lane. The westernmost greenhouse, first shown on the 1970 map, appears to have been demolished, and two smaller buildings have been built in the western part of the site. Some changes to the structures close to the northern boundary are also apparent. Further changes to the northern part of the site since 1994 are apparent on the modern survey (Fig. 2). The four greenhouses shown on the 1994 map have been dismantled, although the outline of these buildings still remains. A new greenhouse was built in the western part of the site, which appears to have been a replacement for the one demolished between 1985 and 1994. Some changes appear to have occurred to the buildings near the northern boundary and the westernmost structure which is first depicted on the 1994 map.

Listed buildings

There are 32 Listed Buildings recorded in the HER within the 1km study area. However, these are all located at some considerable distance from the site, with numerous houses, trees and roads in between. Most of the buildings are situated within the historic core of Angmering, close to the High Street, whilst another cluster is located in East Preston. As a result, it is obvious that the proposed development will not have any impact on the setting of these Listed Buildings.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site

Historic Hedgerows

There are no hedgerows, historic or otherwise, on the proposed site.

Aerial Photographs

The site has been significantly developed since the Second World War, largely as a nursery. The various buildings within the site have obviously disturbed the ground to a great degree, whilst other areas have been affected by access roads, hardstandings and large piles of garden waste. As a result, Historic England's database of aerial photographs has not been consulted.

Discussion

There are no known heritage assets on the proposal site or in a position to be directly affected by the proposed development. All the Listed buildings in the area are sufficiently removed from the proposed site for their settings not to be affected visually or otherwise.

It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains, on the site. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The site lies in an area where numerous archaeological features dating from the Neolithic, Bronze Age, Iron Age and Roman periods have been recorded mainly recently. The area around Roundstone Lane itself appears to be rich in archaeological deposits from all of these periods, and a great deal of archaeological fieldwork has been carried out in the last thirty years as the area has been re-developed for housing; very few such recent projects have returned nothing of archaeological interest. It is not possible to extrapolate nearby results into the site itself with any certainty but it is at least possible that similar archaeological deposits may extend into the proposed site, which will have the potential to be adversely affected by the new housing development.

Mapping shows the site to have remained largely undeveloped until after the Second World War when a nursery was established. It is likely that the large greenhouses and other structures associated with the nursery may have destroyed or disturbed any archaeological deposits which might have been present within any areas disturbed by footing trenches and service runs. However, it is likely that any underlying deposits in large parts of the site, including within the footprints of the buildings, may have been relatively undisturbed by past activity which may have been limited to depth of the topsoil.

It will therefore be necessary to provide further information about the archaeological potential of the site from field observations, in order to draw up a scheme to mitigate the impact of the development. If such a scheme is requested, for fieldwork, this will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition attached to any consent granted.

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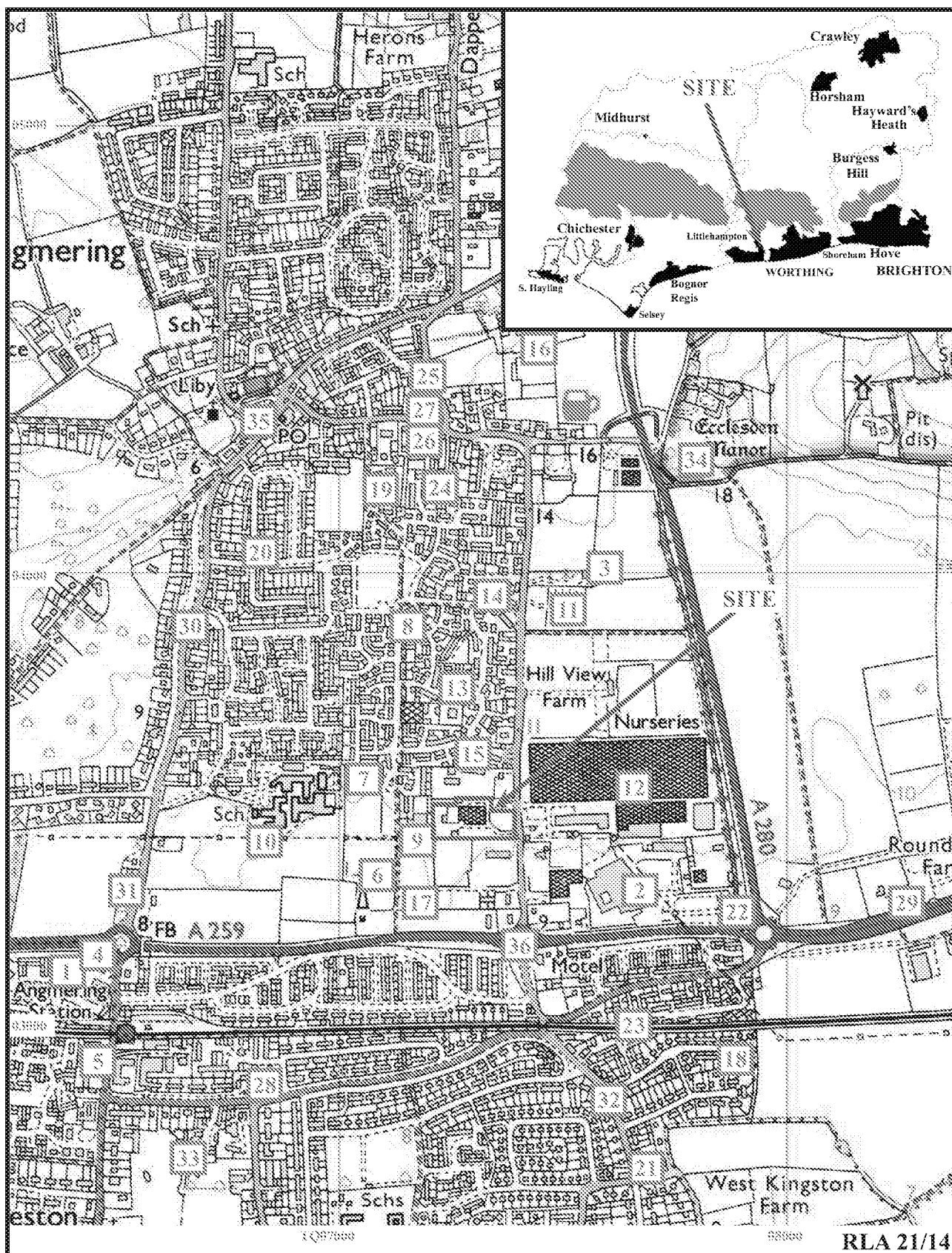
APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	MWS5573 MWS4225 EWS485	0640 0310	Evaluation	Mesolithic Neolithic Roman	An archaeological evaluation at the Darlington Mushroom Laboratory recovered struck flints which could date from the Mesolithic or early Neolithic periods. A prehistoric gully was also recorded, and sherds of Roman pottery recovered.
2	MWS13408 EWS1705	0767 0330 0768 0330	Evaluation	Mesolithic Neolithic Roman	No archaeological features were recorded during an evaluation at Haskins Garden Centre, although unstratified finds from the Mesolithic, Neolithic and Roman periods were recovered.
3	MWS14749 EWS1893 MWS13357	0760 0403 0758 0400	Evaluation Excavation Farmstead	Mesolithic Neolithic Bronze Age Iron Age Roman Saxon Post-medieval	Features recorded in archaeological fieldwork to the east of Roundstone Lane included a burnt mound and enclosure dating from the Late Bronze Age or Early Iron Age, a Middle to Late Iron Age settlement, a Saxon pit and a post-medieval ditch. Multi-period linear features were also recorded, and there were residual finds from the Mesolithic, Neolithic, Early Bronze Age and Roman periods. Pound Cottage was a farmstead dating from the 19th century.
4	MWS3666	0645 0314	Findspot	Prehistoric	A small assemblage of worked flints was recovered from a construction site in New Road, Rustington.
5	MWS4337 MWS11246 EWS1247	0650 0290 0645 0294	Findspot Evaluation Watching brief	Prehistoric Roman Modern	No archaeological features were recorded during an evaluation at Station Road, although struck flint and burnt flint were recovered, along with some Roman pottery. A modern well was recorded during a watching brief at the former Fletchers Arms.
6	MWS7046	0710 0333	Findspot Watching brief	Prehistoric	A shallow depression and gully containing worked and burnt flint was recorded during a watching brief at Mayflower Way.
7	MWS8618 EWS1038	0705 0354	Evaluation Findspot	Prehistoric	No archaeological features were recorded in an evaluation at Landsdowne Nursery, although a residual fragment of burnt flint was found along with a worked flint core.
8	MWS3150	0713 0388	Findspot	Neolithic	A collection of worked flint of probable Neolithic date was found over a period of thirty years at Freshacres Nursery.
9	MWS5332	0720 0340	Findspot	Neolithic	A flint adze was found in Angmering.
10	MWS11953 EWS1480 EWS1989	0678 0338 0680 0334 0700 0348	Evaluation Watching brief	Neolithic Bronze Age Roman Modern	A shallow gully or lynchet was recorded during archaeological fieldwork at Angmering School, which may date from either the Neolithic or Bronze Age periods. A sherd of Roman pottery was also recovered, along with some modern finds.
11	MWS12115 EWS1524	0750 0392	Evaluation Settlement Field system	Neolithic Bronze Age Iron Age Roman	A number of archaeological features were recorded during an evaluation at Pound Nursery. These suggested activity on the site during the Neolithic, Bronze Age, Iron Age and Roman periods.
12	MWS13561 EWS1724	0763 0352	Evaluation Excavation	Bronze Age Iron Age Roman	Features dating from the Bronze Age, Iron Age and Roman periods were recorded during archaeological fieldwork at West End Nursery.
13	MWS7044 EWS1416	0724 0374	Evaluation Settlement Test pitting	Bronze Age Roman Negative	Evidence of Bronze Age and Roman activity was recorded to the west of Roundstone Lane. A programme of geotechnical test pitting was also carried out.
14	MWS7043	0732 0397	Excavation Cremation	Bronze Age	A Bronze Age cremation vessel and curvilinear ditch were recorded to the west of Roundstone Lane.
15	MWS7045	0730 0360	Excavation	Bronze Age Iron Age Roman Saxon Medieval Post-medieval	Numerous finds and features have been recorded during archaeological investigations to the west of Roundstone Lane.
16	MWS14966 EWS1934	0744 0455	Geophysics Evaluation Settlement	Bronze Age Iron Age Roman Medieval	Settlement enclosures, recorded in an evaluation to the south of Water Lane, suggest intensive activity during the Bronze Age, Iron Age and Roman periods. A probable medieval field system was identified in the western part of the site.
17	MWS3135	0717 0326	Findspot	Bronze Age	A flint adze probably Bronze Age found at Angmering Nursery.
18	MWS5567	0788 0290	Findspot	Bronze Age	A Bronze Age flint scraper was found in the rear garden of 46 Russel's Close, East Preston.
19	MWS7042	0710 0417	Excavation	Roman Post-medieval	Roman finds and features, including a possible cremation burial, were recorded during archaeological investigations to the west of Roundstone Lane. A post-medieval ditch was also recorded.
20	MWS3132	0684 0407	Findspot	Roman	Part of a Roman quernstone was found in the garden of 4 Mill Road, Angmering in the 1950s.
21	MWS3138	0768 0267	Findspot	Roman	Roman pottery and tile fragments were found during the excavation of footings for Briarwood, North Lane, East Preston.
22	MWS6368	0788 0325	Road Findspot	Roman	The presence of a Roman road at the southern end of Cow Lane has been reported. Roman coins have been found in the vicinity.
23	MWS4259	0768 0300	Findspot	Saxon	An early 7th century mount was found in East Preston.
24	MWS5568	0723 0418	Windmill	Post-medieval	An 18th century post mill once stood on the outskirts of Angmering. The sweeps were taken down during the First World War, and the mill finally collapsed in 1931.
25	MWS9953	0719 0442	Farmstead	Post-medieval	Cressingham Cottage, Angmering, has been identified as a

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
					historic farmstead, probably dating from the 18th century. It is located within the village and some of the buildings have been demolished, although the farmhouse remains.
26	MWS9661	0718 0429	Farmstead	Post-medieval	Chant Cottage, Angmering, has been identified as a historic farmstead, probably dating from the 19th century. It is located within the village and many of the buildings, including the farmhouse, are still standing.
27	MWS14115	0717 0436	Farmstead	Post-medieval	Yard on the north side of Angmering High Street has been identified as a historic farmstead, probably dating from the 18th century. Some of the buildings have been demolished.
28	MWS10319	0683 0286	Farmstead	Post-medieval	A historic farmstead, probably dating from the 19th century, has been identified to the north of Preston Place from historic maps. It has been completely demolished.
29	MWS12484	0826 0326	Outfarm	Post-medieval	New Barn, Angmering, has been identified as a historic outfarm, probably dating from the 19th century. It is possible that it may have been destroyed or obscured by large modern sheds on the site.
30	MWS12991	0668 0389	Outfarm	Post-medieval	A historic outfarm, probably dating from the 19th century, has been identified from historic maps to the north of Old Mill House. It has been completely demolished.
31	MWS13164	0652 9328	Outfarm	Post-medieval	A historic outfarm, probably dating from the 19th century, has been identified from historic maps to the south of Little Meadow. It has been completely demolished.
32	MWS13479	0758 0284	Outfarm	Post-medieval	Roundstone Barn, East Preston, has been identified as a historic farmstead, probably dating from the 19th century. Some of the buildings have been demolished.
33	MWS3173	0665 0269	Parkscape	Post-medieval	A parkscape at East Preston is shown on historic maps dating from the late 19th century.
34	MWS7054	0779 0425	Watching brief Findspot	Post-medieval	No archaeological features were recorded during a watching brief to the south of Ecclesden Manor, although a few post-medieval artefacts were found, including a silver Tudor coin.
35	MWS9025	0682 0434	War memorial	Modern	The Angmering village war memorial was unveiled in 1920.
36	MWS12397 EWS1612	0740 0317 0733 0318	Watching brief	Negative	No archaeological finds or features were recorded during a watching brief which was carried out during the excavation of geotechnical test pits along the route of the A259.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex
1723	Budgen's map of Sussex (Fig. 4)
1778-83	Yeakell and Gardner's map of Sussex (Fig. 5)
1836	Angmering parish tithe map (Fig. 6)
1878	First edition Ordnance Survey (Fig. 7)
1898	Second edition Ordnance Survey (Fig. 8)
1911	Ordnance Survey
1932	Ordnance Survey
1943	Ordnance Survey (Fig. 9)
1970	Ordnance Survey (Fig. 10)
1994	Ordnance Survey (Fig. 11)
2019	Ordnance Survey - Explorer at 1:12500 (Fig. 1)
2020	Modern survey of site (Fig. 2)



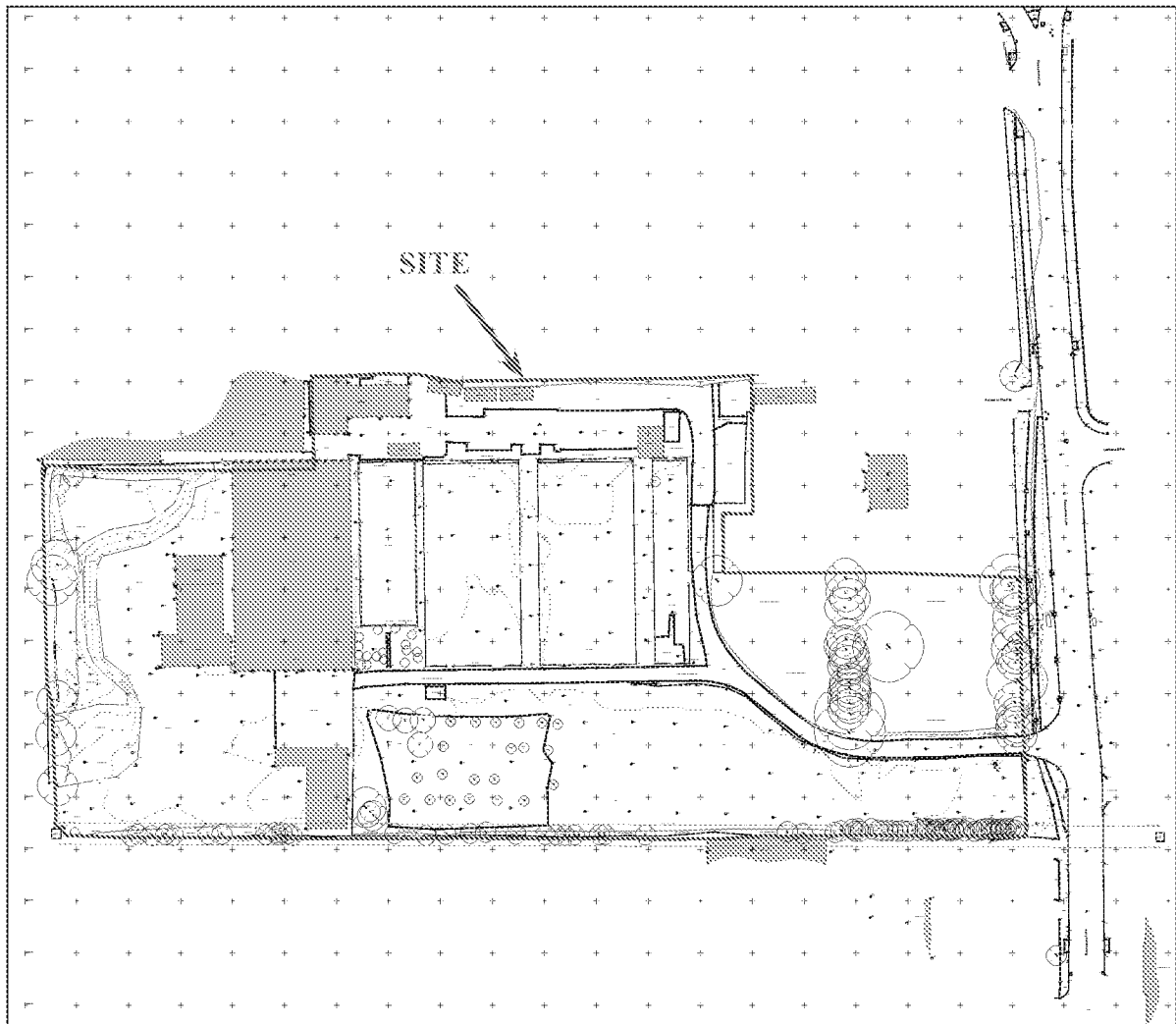
Land to the west of Roundstone Lane, Angmering, West Sussex
Archaeological Desk-based Assessment

Figure 1. Location of site within Angmering and West Sussex, showing locations of HER entries.

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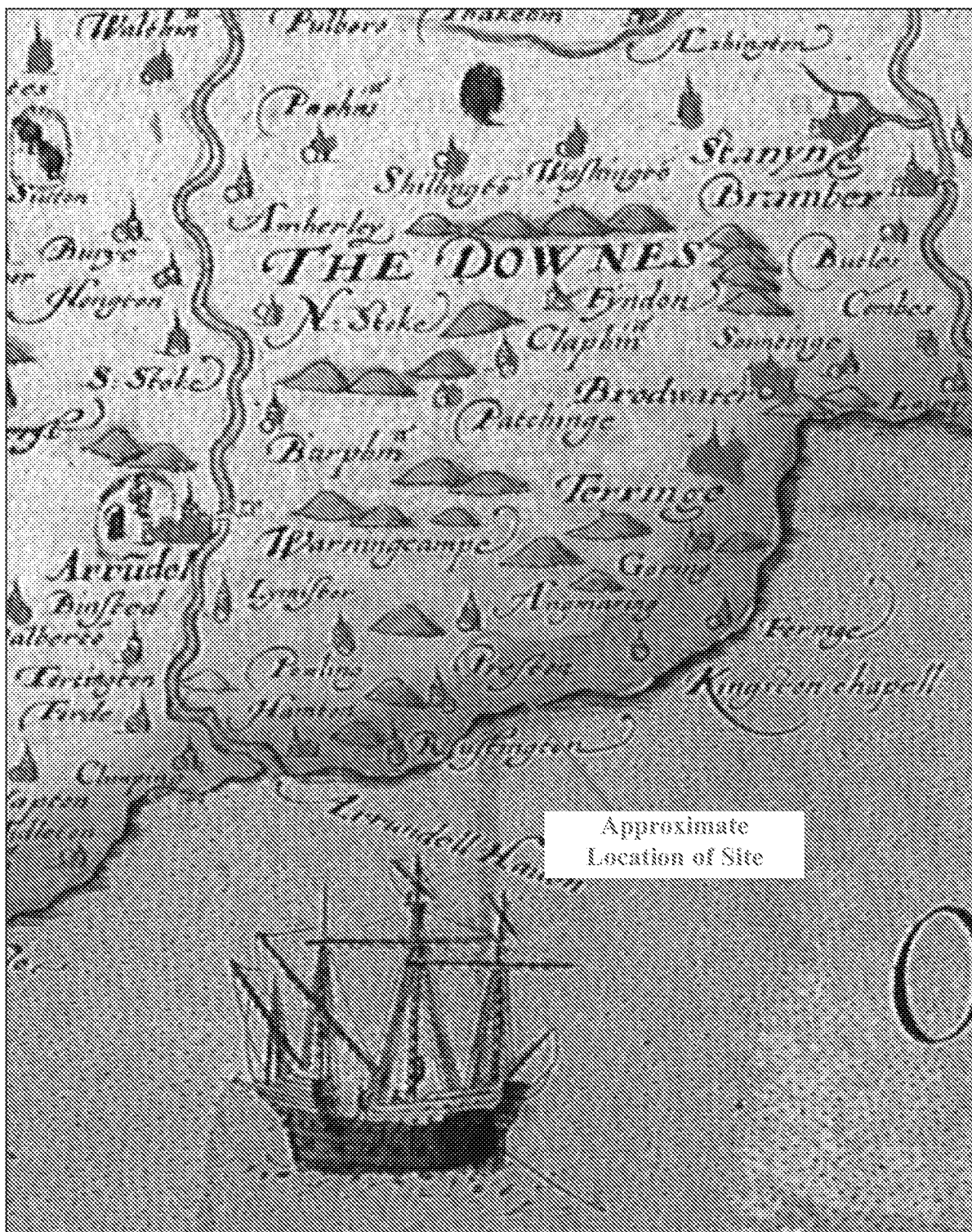
**Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021**

Archaeological Desk-based Assessment

Figure 2. Detailed plan of existing site.

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Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 3. Saxton's map of Sussex, 1575.

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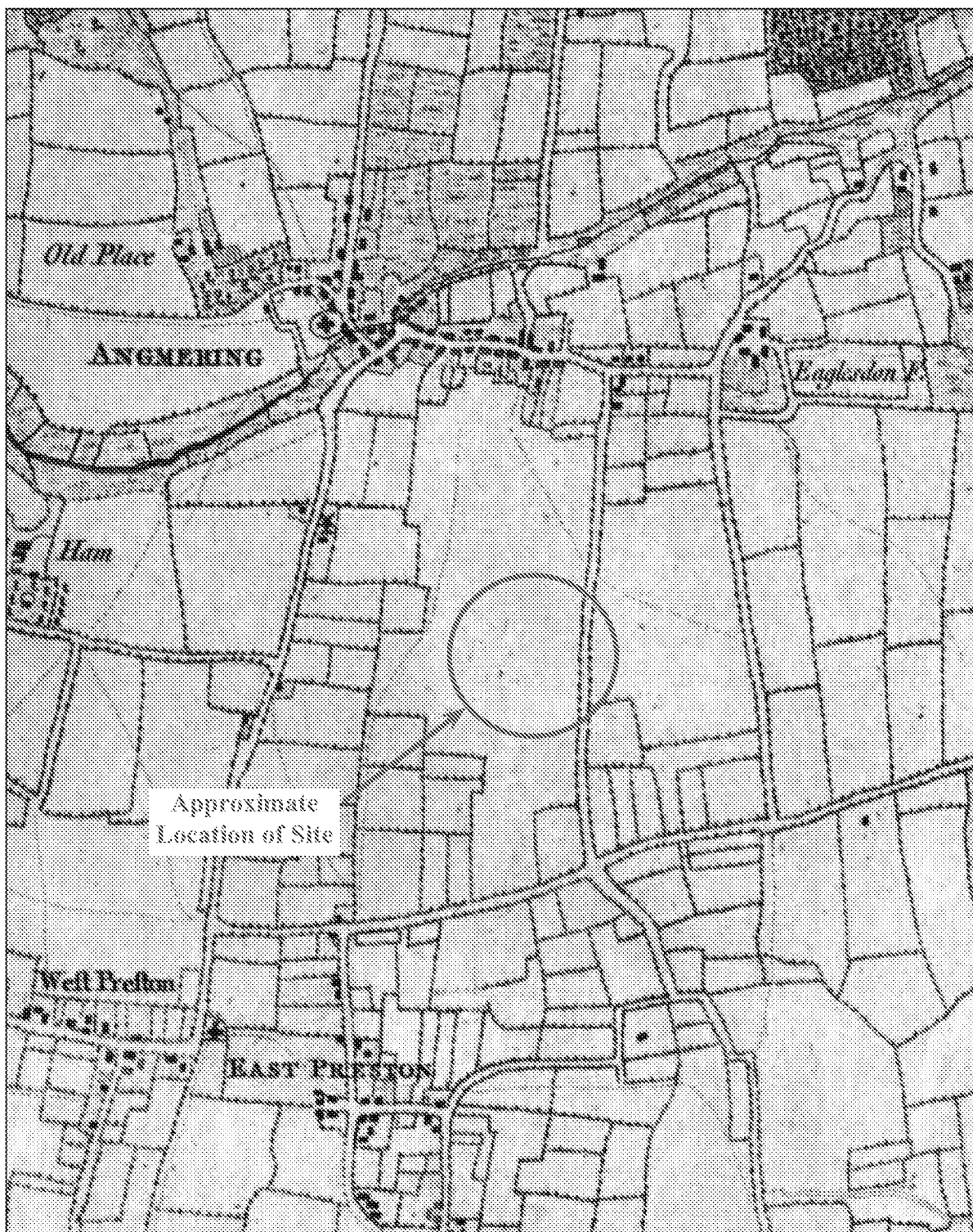
Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 4. Budgen's map of Sussex, 1723.

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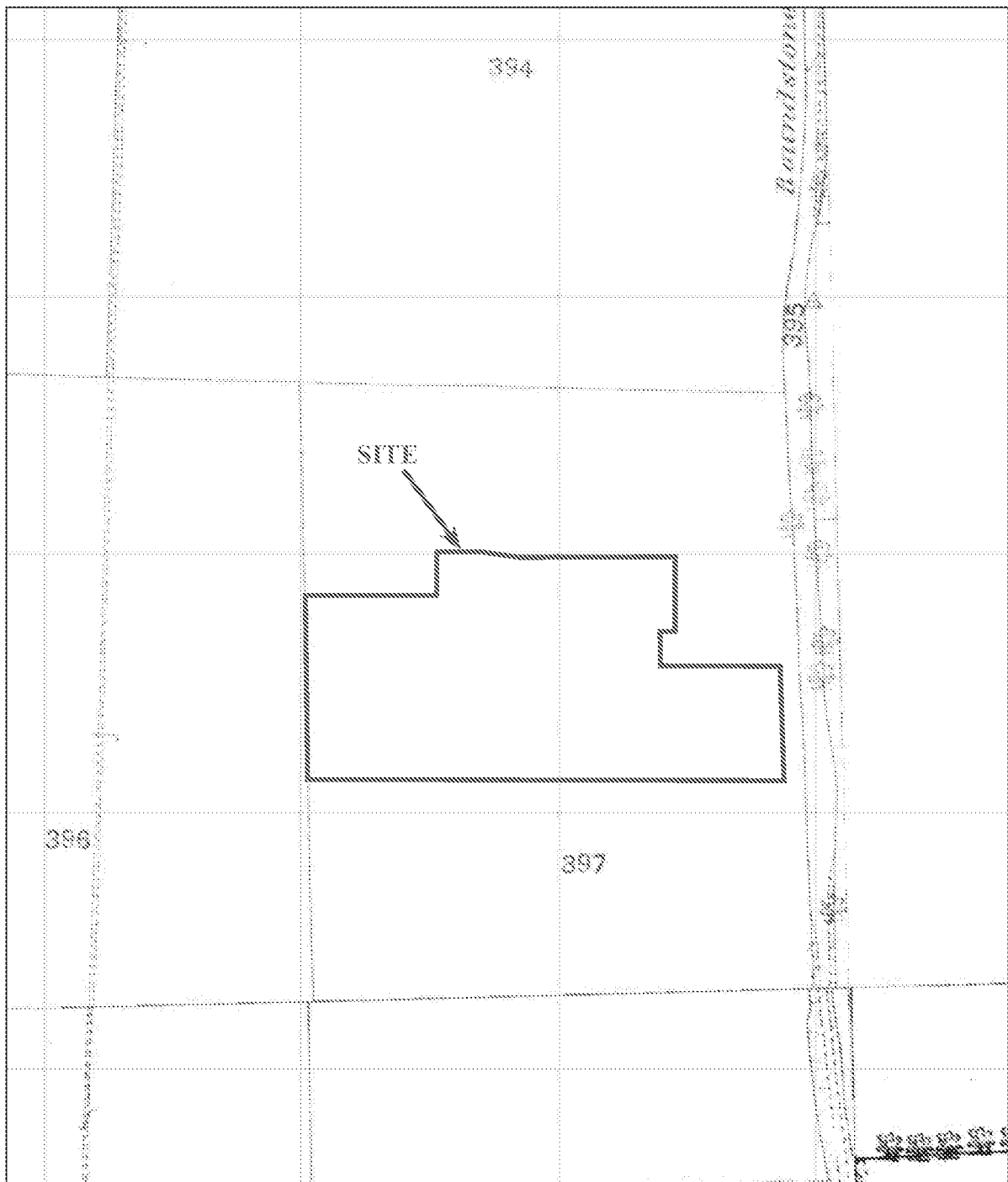
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Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021
Archaeological Desk-based Assessment
Figure 5. Yeakell and Gardner's map of Sussex, 1778-1783.

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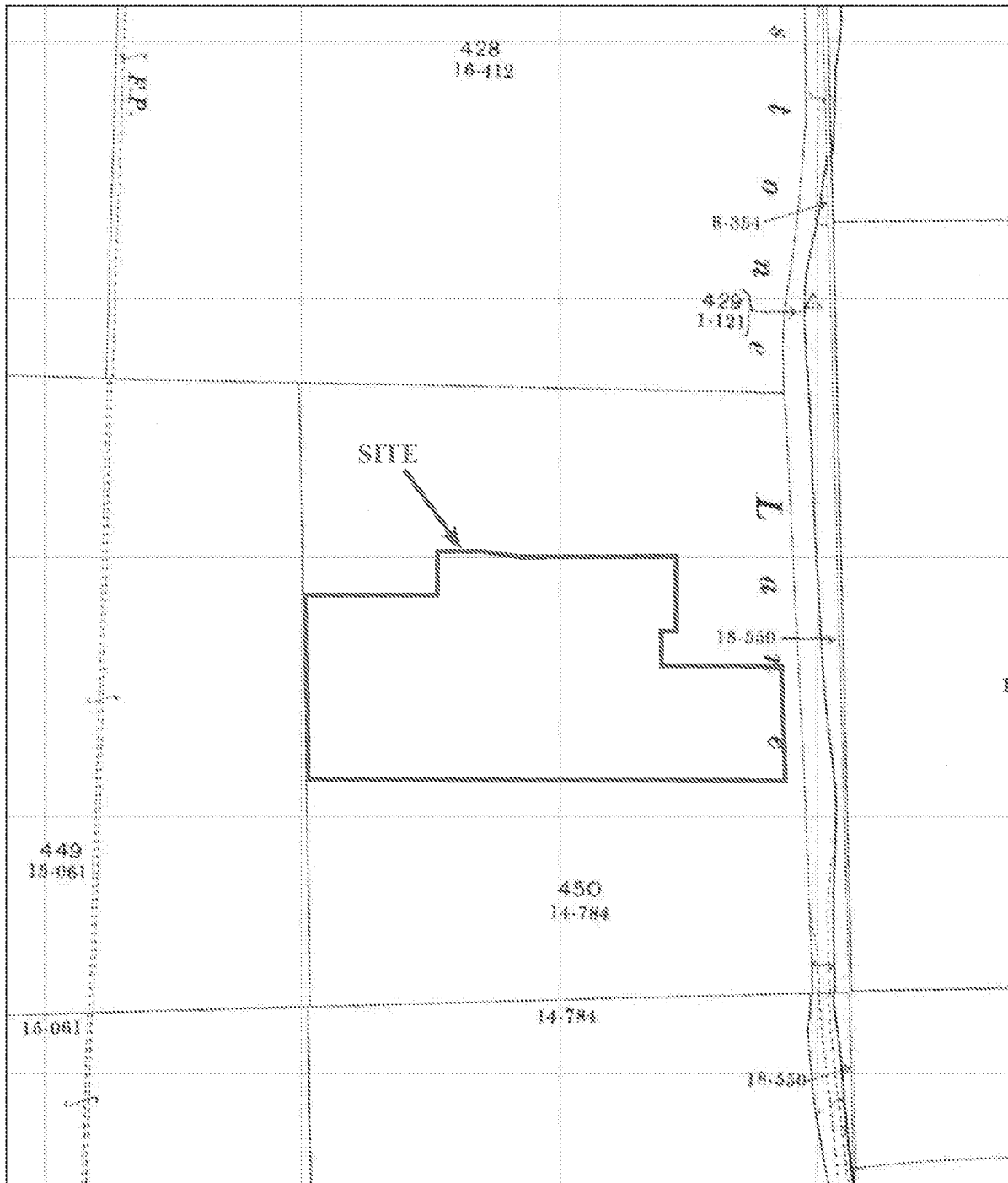
**Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021**

Archaeological Desk-based Assessment

Figure 7. First Edition Ordnance Survey, 1878.

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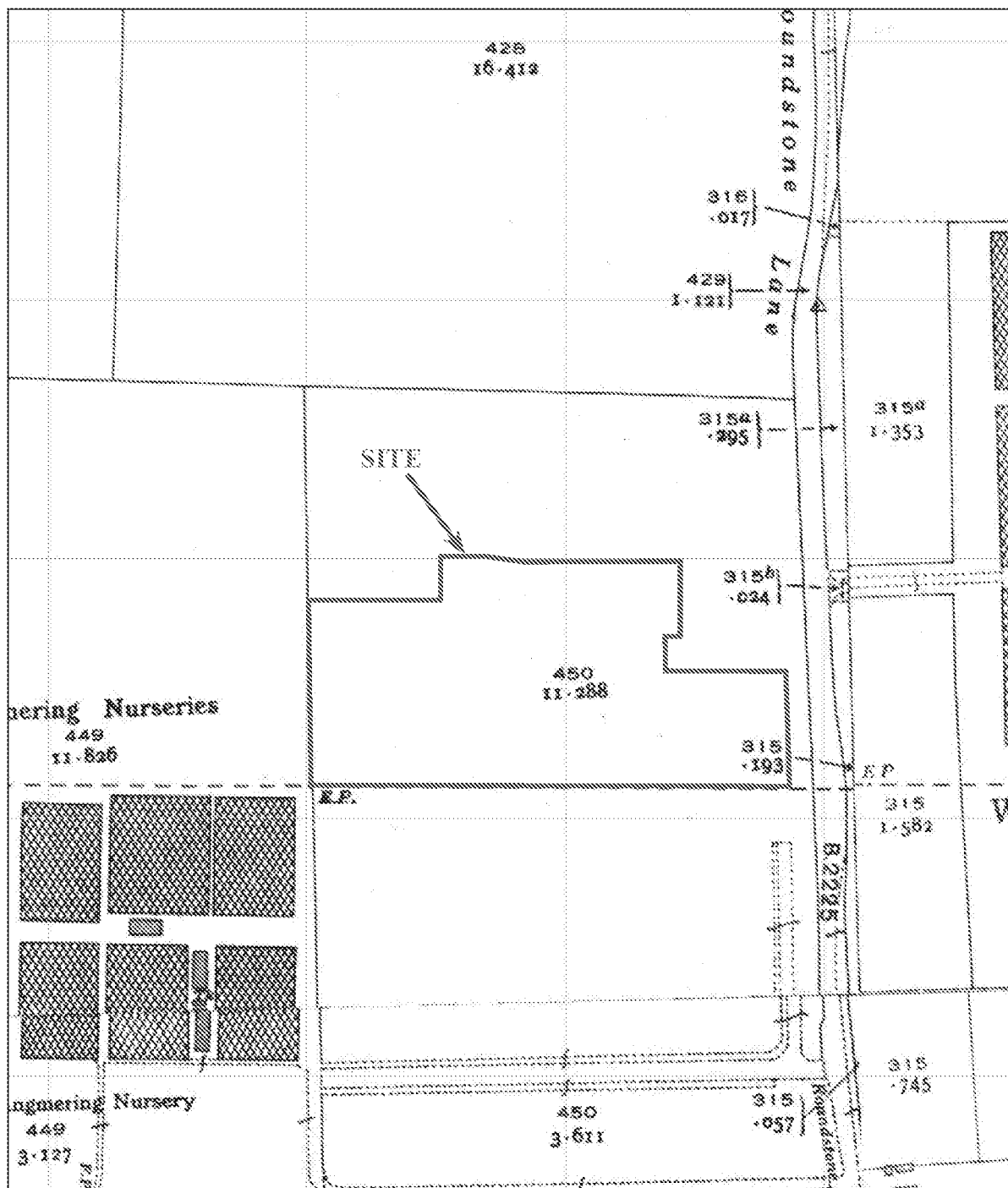
Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021

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Figure 8. Second Edition Ordnance Survey, 1898.

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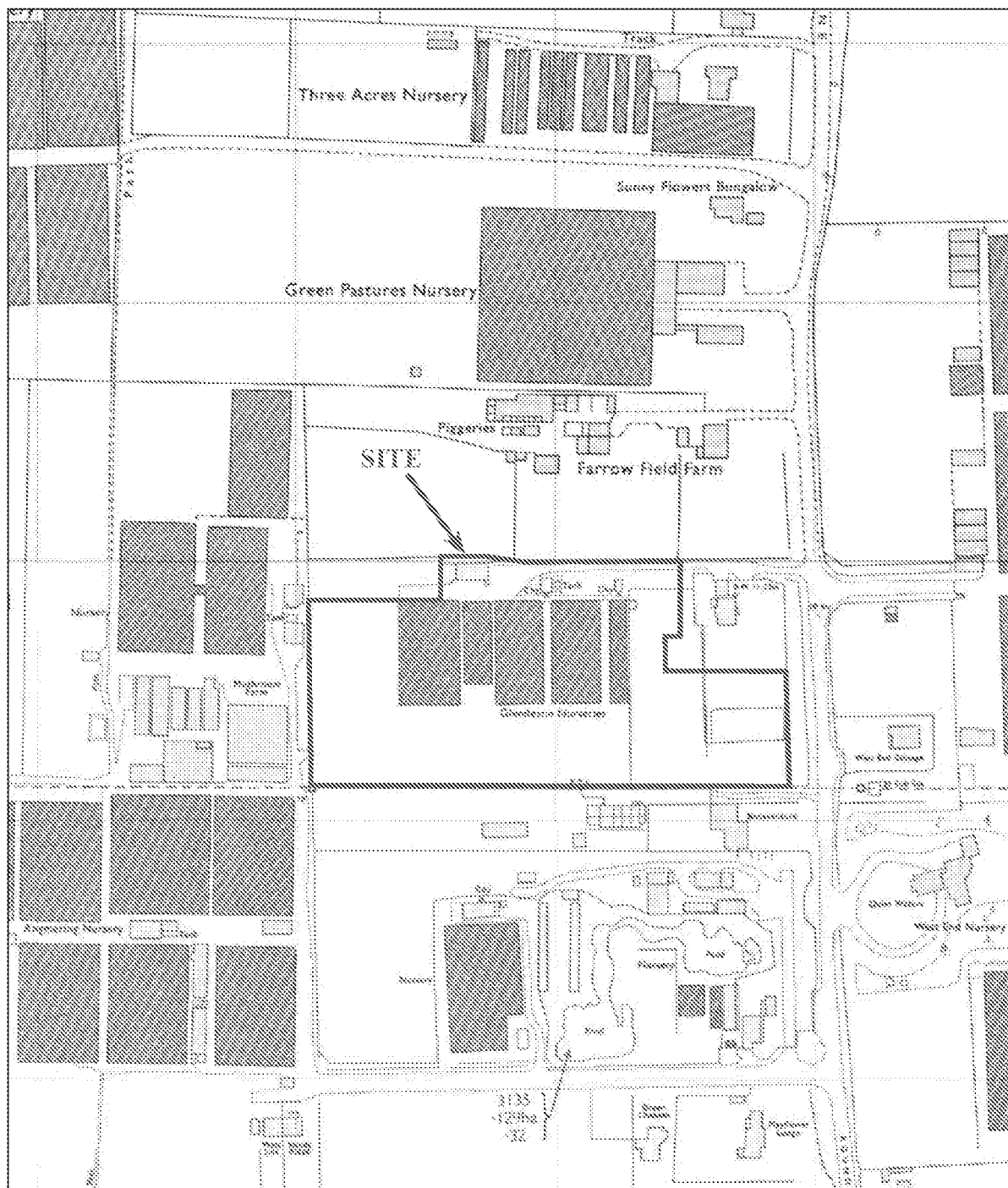
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Figure 9. Ordnance Survey, 1943.

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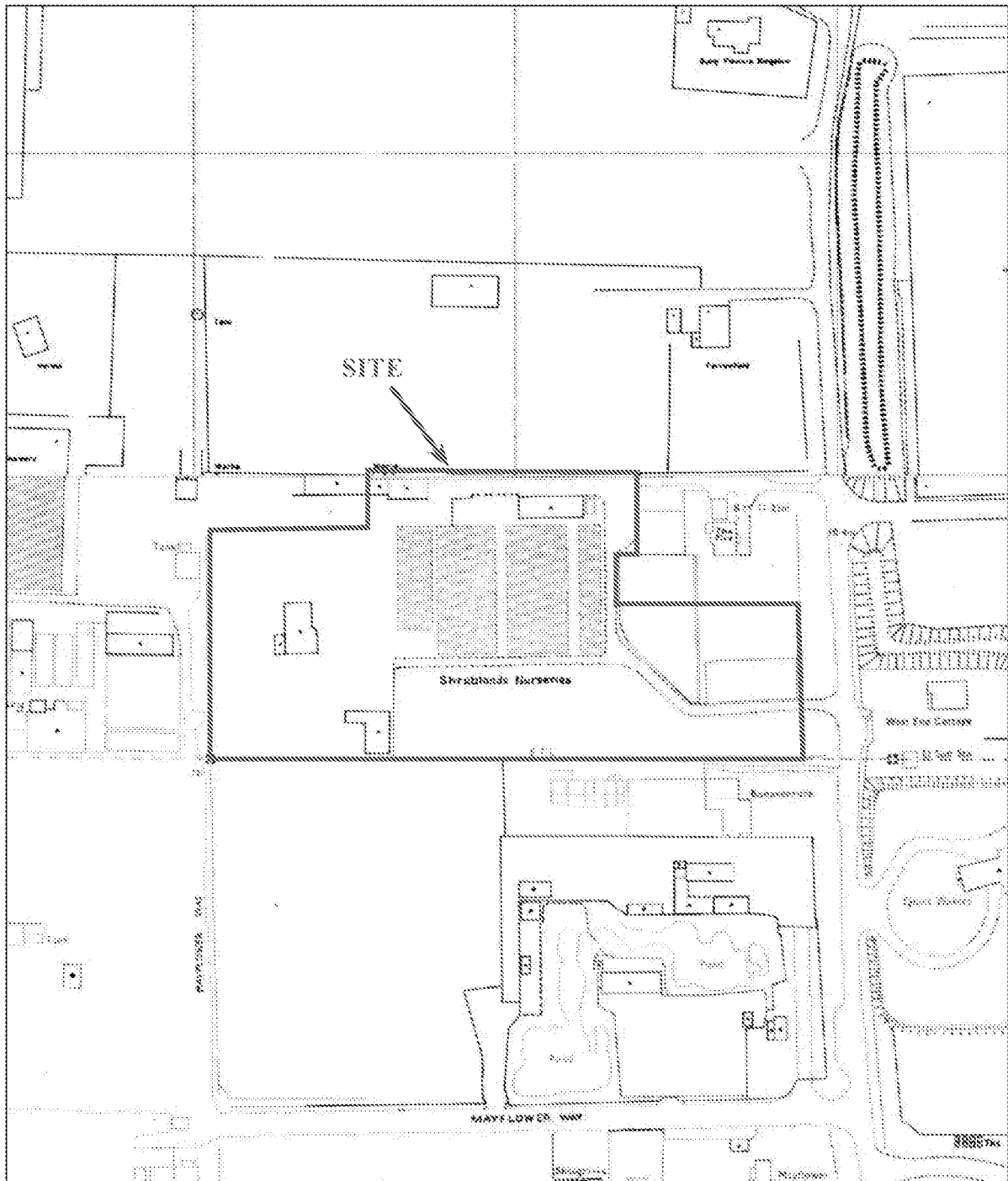
Land to the west of Roundstone Lane, Angmering,
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Figure 10. Ordnance Survey, 1970.

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Figure 11. Ordnance Survey, 1994.

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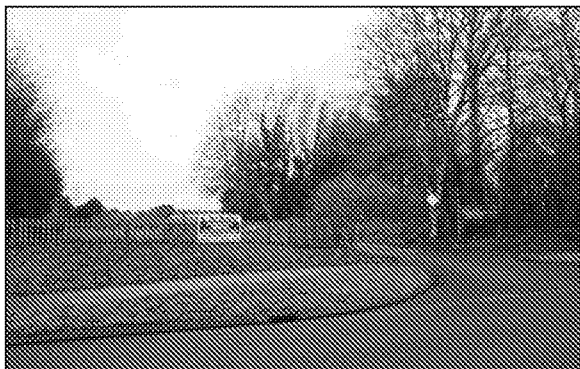


Plate 1. General view of site entrance, looking West from Roundstone Lane.



Plate 2. General view of southern part of site, looking West from Roundstone Lane.

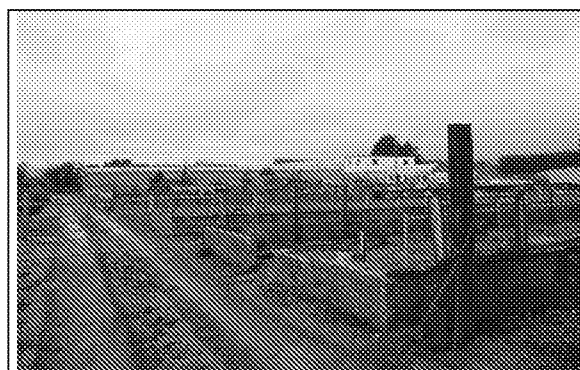


Plate 3. General view of the central part of the site, looking North-West, with former greenhouses in the foreground.



Plate 4. General view showing the hardstanding and temporary structures in the North part of the site, looking West.

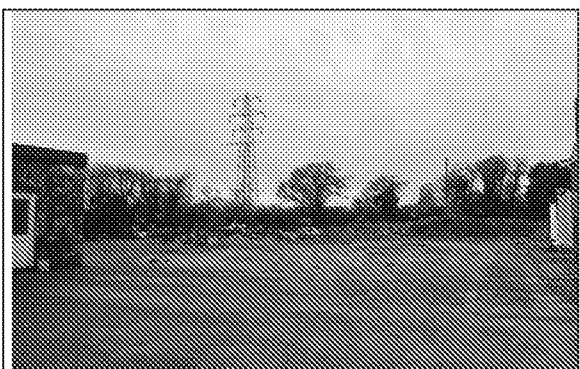


Plate 5. General view of the western part of the site, looking West.

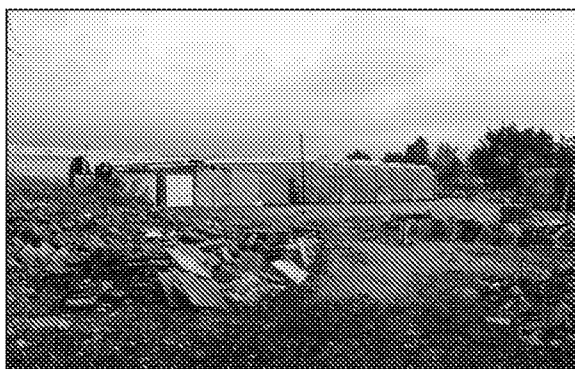
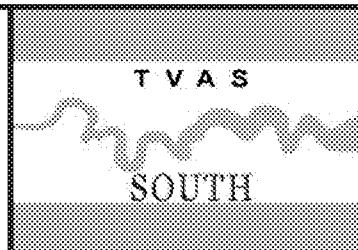


Plate 6. General view, looking North-East, from the South-West corner of the site.

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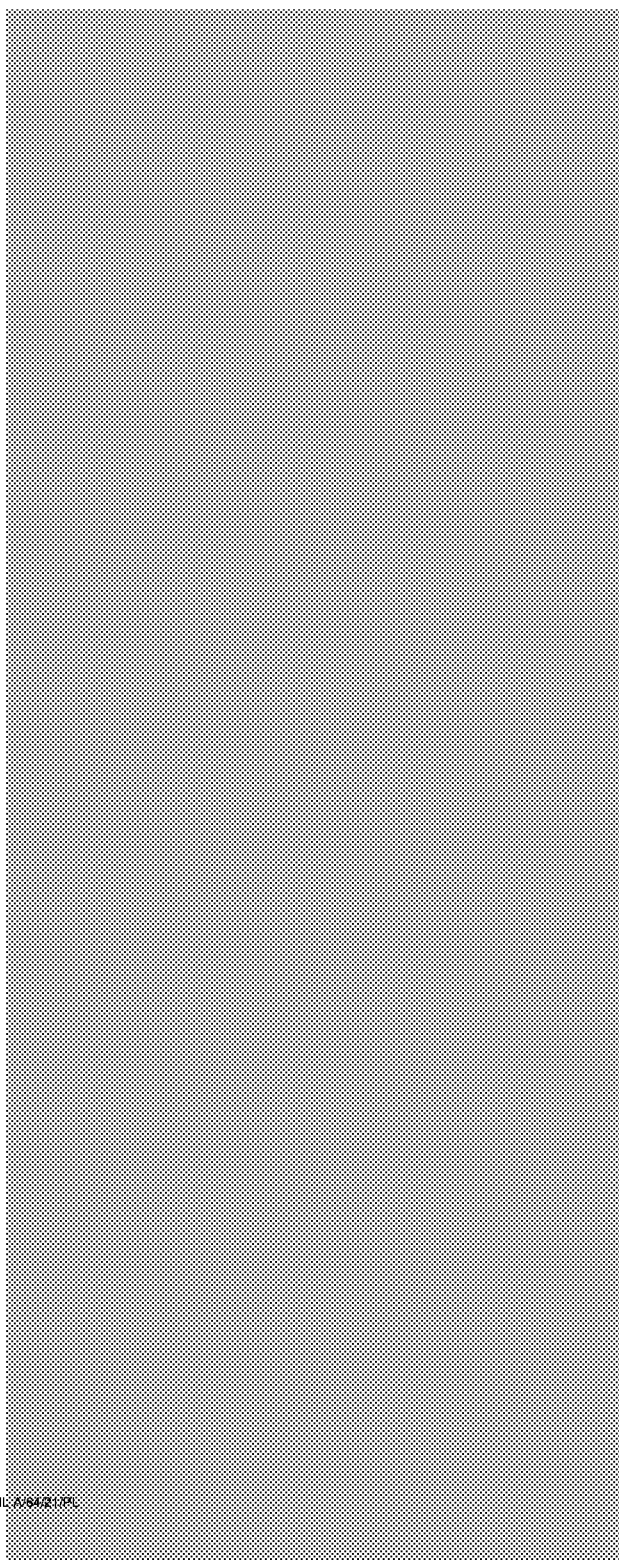
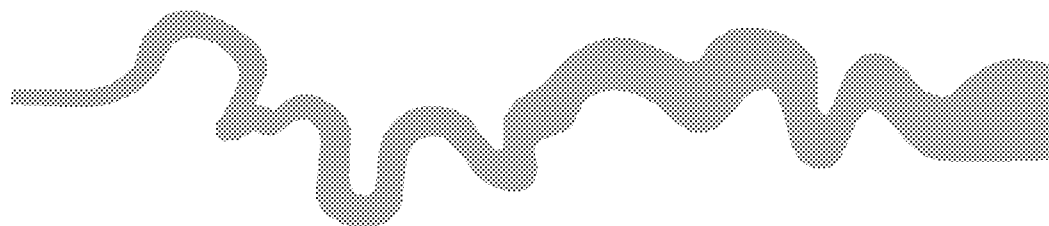
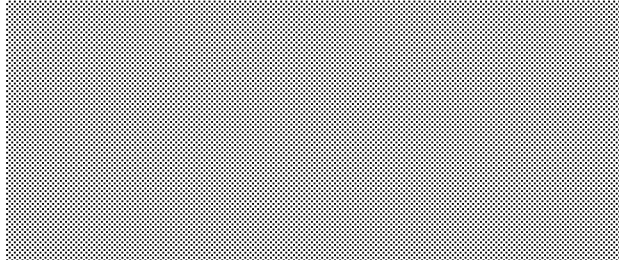
**Land to the west of Roundstone Lane, Angmering,
West Sussex, 2021
Archaeological Desk-based Assessment
Plates 1 to 6.**



TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
 Bronze Age: Late _____	 1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
 Neolithic: Late	 3300 BC
Neolithic: Early	4300 BC
 Mesolithic: Late	 6000 BC
Mesolithic: Early	10000 BC
 Palaeolithic: Upper	 30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





**TVAS (South),
77a Hollingdean Terrace
Brighton, BN1 7HB**



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